



Roxann Wedegartner
Mayor

City of **GREENFIELD, MASSACHUSETTS**

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

Members:

Twarog, Eric
Director, Planning & Dev.

Eash, Emily (2023)
Hussey, Nathaniel (2022)
Maloni, Mark (2022)
McMahan, Amy (2021)
Roberts, Charles (2023)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD **Minutes of July 15, 2021** **6:00 p.m.** **John Zon Community Center** **35 Pleasant Street**

Chairperson Charles Roberts called the Planning Board meeting open at 6:09 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

PB MEMBERS PRESENT: Charles Roberts, Chair; George Touloumtzis, Vice-chair; Mark Maloni and Alternate Amy McMahan

PB MEMBERS ABSENT: Emily Eash and Nathaniel Hussey

ALSO PRESENT: Eric Twarog, Director of Planning & Development; and Councilor Virginia Desorgher

Approval of Minutes:

MOTION: Moved by Maloni, seconded by Roberts, and voted 3:0:0 to approve the meeting minutes of June 3, 2021.

Action Items:

a. Annual Reorganization.

MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 3:0:0 to nominate Charles Roberts as Chair of the Planning Board.

MOTION: Moved by Roberts, seconded by Maloni, and voted 3:0:0 to nominate George Touloumtzis as Vice-chair of the Planning Board.

MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 3:0:0 to nominate Emily Eash as Clerk of the Planning Board.



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Site Plan Review:

- a. Application of Lloyd Phillips for property located at 301-307 Wells Street (Assessor's Tax Map 88, Lot 18), which is located in the General Industry (GI) Zoning District, for site plan review pursuant to Sections 200-4.1(C3) and 200-8.4 of the Zoning Ordinance, in order to allow the following site improvements at this location: new parking spaces and re-allocation of existing parking spaces to serve Four Phantoms Brewery, new signage painted onto the Wells Street façade, new building-mounted site lighting, new interior brew space and tap room, and updated plumbing and electrical work.

The following project proponents were present: Lloyd Phillips, Four Phantoms Brewery Business Owner and Dan Bonham, Thomas Douglas Architects. Mr. Bonham presented the site plan to the Board. There are seven (7) proposed off-street parking spaces to include one ADA space. New windows are proposed for the front exterior corner of the building. The existing lighting for the front door will be replaced with a new fixture. Roberts inquired on customer parking location(s) and suggested that employees park further away. Roberts inquired on the provision of a bicycle rack for the business. Mr. Phillips responded that they will install a bicycle rack close to the front entrance. The Board discussed the best type of bicycle rack to use and reached consensus on a hoop rack. Roberts read review comments from the Fire Prevention Officer (no comments or issues); Health Director (no comments or issues); Department of Planning and Development which recommended approval of the site plan as submitted; and a letter of support from Mayor Roxann Wedegartner. Touloumtzis inquired on the width of the ADA access aisle. Bonham responded five (5) feet. Touloumtzis requested that signage be installed to direct people to the alternative parking location. Mr. Phillips responded that he would install such signage.

MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 3:0:0 to approve the application of Lloyd Phillips for property located at 301-307 Wells Street (Assessor's Tax Map 88, Lot 18), which is located in the General Industry (GI) Zoning District, for site plan review pursuant to Sections 200-4.1(C3) and 200-8.4 of the Zoning Ordinance, in order to allow the following site improvements at this location: new parking spaces and re-allocation of existing parking spaces to serve Four Phantoms Brewery, new signage painted onto the Wells Street façade, new building-mounted site lighting, new interior brew space and tap room, and updated plumbing and electrical work with the following conditions:

- 1) The Applicant shall install signage to direct customers to the alternative parking area;
- 2) The Applicant shall install a hoop style bicycle rack near the front entrance to the facility.

Chairperson Roberts moved Alternate Amy McMahan up as a voting member.

Public Hearings:



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- a. **6:00 p.m.:** Application of Larry Roux for property located at 303 Leyden Road (Assessor's Tax Map R22, Lot 17), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C21), 200-8.3, and 200-8.4 of the Zoning Ordinance, in order to allow a change of the use group of an existing detached accessory building from Home Office to Accessory Dwelling Unit Detached at this location.

Chairperson Roberts opened the Planning Board public hearing at 6:30 p.m. and took roll call: Touloumtzis present; Roberts present; Maloni present; Amy McMahan present. Roberts read the public hearing notice into the record and explained the public hearing process to the Applicant. Chairperson Roberts explained the requirement of a supermajority vote for all special permit applications and gave the Applicant the opportunity to wait for a meeting with a full 5-member Planning Board or to proceed with four (4) members. The Applicant chose to move forward with four (4) members.

Roux Mr. Roux presented his request to the Board. He stated that he currently uses the space for a home office. The space was originally designed as an Accessory Dwelling Unit (ADU) but the Greenfield Zoning ADU Ordinance wasn't in place at that time.

Chairperson Roberts opened up the public hearing to public comment at 6:35 p.m. No public comment.

Chairperson Roberts closed the public hearing to public comment at 6:36 p.m.

MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 4:0:0 to close the public hearing at 6:36 p.m.

MOTION: Moved by McMahan, seconded by Maloni, and voted 4:0:0 to approve the application of Larry Roux for property located at 303 Leyden Road (Assessor's Tax Map R22, Lot 17), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C21), 200-8.3, and 200-8.4 of the Zoning Ordinance, in order to allow a change of the use group of an existing detached accessory building from Home Office to Accessory Dwelling Unit Detached at this location.

- b. **6:15 p.m.:** Application of Tristan Evans for property located at 61 Pleasant Street (Assessor's Tax Map 69, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a modification of a special permit approved on August 3, 2017 pursuant to Sections 200-4.4(C20), 200-7.18, 200-8.3, and 200-8.4 of the Zoning Ordinance, in order to approve the as-built conditions of the Detached Accessory Dwelling Unit at this location.

Chairperson Roberts opened the Planning Board public hearing at 6:37 p.m. and took roll call: Touloumtzis present; Roberts present; Maloni present; Amy McMahan present. Roberts read the public hearing notice into the record. The following project proponents were present: Tristan Evans and Edward Evans, property owners. Tristan Evans presented the project to the Board. On August 3, 2017, the



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Planning Board granted special permit approval for a Detached Accessory Dwelling Unit (ADU) with attached greenhouse and attached two-car garage at 61 Pleasant Street. He is now seeking a modification of the approved special permit in order to approve the as-built conditions of the detached ADU at this location. The approved plan set for this project showed stairs leading to unfinished attic space labeled as storage. In addition, the basement area was shown as unfinished space. The total square footage of the approved Detached ADU was 1,208 square feet. The maximum allowed by the ordinance is 1,321 square feet which is one-third the total gross floor area of the existing single family home. The as-built conditions show the attic as 259.1 square feet of finished bedroom space with a powder room and storage closet bringing the total number of bedrooms to three (3). The as-built conditions show the basement area as 901.27 square feet of art studio space with additional office space and a bathroom. He stated that there are 28 solar panels on the roof and that the Detached ADU has been super insulated. He stated that the shape, size, height, and building elevations have not changed, only minor interior changes. The mud room has shifted between the garage and the ADU to allow for laundry utility equipment. He stated that the mud room and the green house are both insulated but not heated. Roberts pointed out that the closet space delineated in the basement area makes the space a legal bedroom. Mr. Evans responded that he would be willing to eliminate the closet space in the basement.

Chairperson Roberts opened up the public hearing for public comment at 6:51 p.m.

Lynn Denham, 51 Pleasant Street, Greenfield

Ms. Denham stated that she supports the project and has no issues with it.

Edward Evans, 61 Pleasant Street, Greenfield

Mr. Evans stated that he supports the project and has no issues with it.

Chairperson Roberts closed the public hearing for public comment at 6:52 p.m.

MOTION: Moved by Maloni, seconded by Touloumtzis, and voted 4:0:0 to close the public hearing at 6:53 p.m.

Roberts read review comments from the Engineering Superintendent; Fire Prevention Officer (no comments or issues); Health Director (no comments or issues); and the Department of Planning and Development.

Touloumtzis Inquired on original square footage vs. as-built square footage calculations.

Twarog Reviewed his memo with calculations with the Board.

Chairperson Roberts stated that the Planning Board as SPGA may waive the standards of Subsection D as stated in Section 200-7.18(F5) of the Zoning Ordinance after findings of fact that a waiver is merited given the totality of circumstances based on any or all of the following factors:



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- (a) The showing of good and sufficient cause that a waiver is not inconsistent with the purposes of this chapter as a whole;
- (b) A determination that failure to grant the waiver would result in exceptional hardship to the applicant;
- (c) Danger to life or property;
- (d) The necessity to accommodate requests of the Conservation Commission, Planning Board or Historical Commission or any municipal department;
- (e) Extraordinary expense which is undue given the purpose of the provision(s) waived;
- (f) The availability of alternative methods to substantially meet the purpose of the provision(s) waived;
- (g) No municipal function, nor any direct abutter, will be substantially affected by the waiver.

The Board went through Findings of Fact under Subsection 200-7.18(F5) of the Zoning Ordinance:

- (a) The showing of good and sufficient cause that a waiver is not inconsistent with the purposes of this chapter as a whole;

Touloumtzis stated that purpose number 6 of the ADU Ordinance is to encourage increased housing density. The Board reached consensus that this standard has been met.

- (b) A determination that failure to grant the waiver would result in exceptional hardship to the applicant;

The Board reached consensus that failure to grant the waiver would result in exceptional hardship to the Applicant.

- (c) Danger to life or property;

The Board reached consensus that granting the waiver would not result in danger to life or property.

- (d) The necessity to accommodate requests of the Conservation Commission, Planning Board or Historical Commission or any municipal department;

The Board reached consensus that this is not applicable in this case.

- (e) Extraordinary expense which is undue given the purpose of the provision(s) waived;

The Board reached consensus that failure to grant the waiver would result in extraordinary expense to the Applicant by having to remove the finished space.



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(f) The availability of alternative methods to substantially meet the purpose of the provision(s) waived;

The Board reached consensus that there are no real alternative methods to substantially meet the purpose of the provision waived.

(g) No municipal function, nor any direct abutter, will be substantially affected by the waiver.

Because the people who were present at the public hearing spoke in favor of the project and no one spoke against the project, the Board reached consensus that no municipal function, nor any direct abutter, will be substantially affected by the waiver.

- MOTION:** Moved by Touloumtzis, seconded by Maloni, and voted 4:0:0 to approve the application of Tristan Evans for property located at 61 Pleasant Street (Assessor's Tax Map 69, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a modification of a special permit approved on August 3, 2017 pursuant to Sections 200-4.4(C20), 200-7.18, 200-8.3, and 200-8.4 of the Zoning Ordinance, in order to approve the as-built conditions of the Detached Accessory Dwelling Unit at this location with the following conditions:
- 1) Sheet A1-1 of the plan set shows a line exiting the rear of the detached accessory dwelling unit and connecting to the City's storm drain to the rear of the property. The DPW has no records of a Stormwater Connection Permit being issued for this, therefore a Stormwater Connection Permit (\$125 fee) shall be required from the DPW;
 - 2) All conditions of the previous special permit approval dated August 3, 2017 shall remain in effect.

Site Plan Review (Continued):

- a. Application of Daniel Kelley for property located at 1164 Bernardston Road (Assessor's Tax Map R11, Lot 114), which is located in the General Commercial (GC) Zoning District, for site plan review pursuant to Sections 200-4.9(B29) and 200-8.4 of the Zoning Ordinance, in order to allow the installation of a 23-panel, 7.360 kW, 100 amp, ground-mounted solar PV system at this location.

The Applicant was not present at the meeting.

- MOTION:** Moved by Touloumtzis, seconded by Maloni, and voted 4:0:0 to continue the site plan review for 1164 Bernardston Road to Thursday, August 5, 2021 at 6:00 p.m.



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Action Items (Continued):

- a. Proposed fencing plan for 347 Wells Street.

Touloumtzis stated that he believes that the proposed fencing along Wells Street could be extended further. Chairperson Roberts recognized Councilor Desorgher and allowed her to speak on this issue. Councilor Desorgher stated that she is representing the neighbors in this area who couldn't be present at this meeting as their precinct councilor. She stated that J.S. Rae is still starting their trucks before 7:00 a.m. as well as the trucking firm. The Board discussed the proposed fencing and reached consensus that a truck turning radius be overlaid on the site plan for the proposed fencing in order for them to make a final decision on August 5, 2021.

Board and Staff Reports:

Maloni reported that he was elected as Chair of the Community Preservation Act (CPA) Committee and that the Committee will be meeting on the 4th Thursday of every month. The Committee has invited the Community Preservation Act Coalition to their next meeting.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 3:0:0 to adjourn the Planning Board meeting at 6:36 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of the Department of Planning and Development